152.0	0007	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	755,800 /	755,800
					USE VALUE:	755,800 /	755,800
					ASSESSED:	755,800 /	755,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUVERGER GEORGES	
Owner 2:	CATALDO ANNE C	
Owner 3:		
Street 1:	25 HAWTHORNE AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	RIGAZIO JOHN/ TRUSTEE -
Owner 2:	RICHARD L RIGAZIO REVOCABLE TR -
Street 1:	25 HAWTHORNE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1594 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

John Rigazio

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6206.000	270,900		484,900	755,800
Total Card	0.142	270,900		484,900	755,800
Total Parcel	0.142	270,900		484,900	755,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.15 | /Parcel: 474.15

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	100919
GIS Ref	
GIS Ref	
Insp Date	05/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0007-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	270,900	0	6,206.	484,900	755,800		Year end	12/23/2021
2021	101	FV	262,700	0	6,206.	484,900	747,600		Year End Roll	12/10/2020
2020	101	FV	262,700	0	6,206.	484,900	747,600	747,600	Year End Roll	12/18/2019
2019	101	FV	212,400	0	6,206.	454,600	667,000	667,000	Year End Roll	1/3/2019
2018	101	FV	219,400	0	6,206.	375,800	595,200	595,200	Year End Roll	12/20/2017
2017	101	FV	219,400	0	6,206.	345,500	564,900	564,900	Year End Roll	1/3/2017
2016	101	FV	219,400	0	6,206.	315,200	534,600	534,600	Year End	1/4/2016
2015	101	FV	207,200	0	6,206.	309,200	516,400	516,400	Year End Roll	12/11/2014

!11930!

PRINT

Date	Time
12/30/21	13:25:56

LAST REV

Date	Time
11/23/21	14:39:25
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11930

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIGAZIO JOHN/ T	79116-195		11/10/2021		887,500	No	No		
RIGAZIO RICHARD	78019-317		6/15/2021	Convenience	1	No	No		Richard L Rigazio dod 7/11/2021
	10405-80		11/18/1963			No	No		Mary V Rigazio dod 2/9/2020

USER DEFINED

Prior Id # 1:	100919
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/1998	368	Manual	4,400					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2018	Meas/Inspect	BS	Barbara S
10/31/2008	Meas/Inspect	163	PATRIOT
1/14/2000	Inspected	264	PATRIOT
11/19/1999	Measured	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6206		Sq. Ft.	Site		0	80.	0.98	9									484,942						484,900	

Total AC/HA:	0.14247	Total SF/SM:	6206	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	484,942	Spl Credit		Total:	484,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98402047
Adj $ / SQ:	172.696
Other Features:	80300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392544
Depreciation:	121689
Depreciated Total:	270855

COMMENTS

OF=SINK IN BMT WALK UP ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7		BRs:	3		Baths:	1		HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1980
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

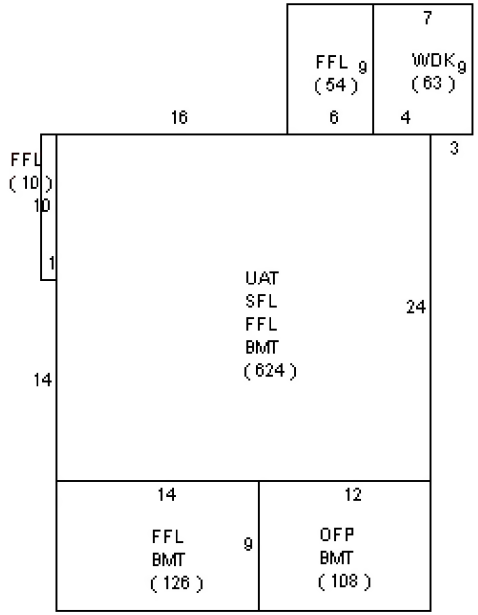
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.70
Special Features:	0	Val/Su Net:	103.28
Final Total:	270900	Val/Su SzAd	188.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	858	51.810	44,452
FFL	First Floor	814	172.700	140,574
SFL	Second Floor	624	172.700	107,762
UAT	Upper Attic	156	96.710	15,087
OFP	Open Porch	108	31.270	3,377
WDK	Deck	63	15.740	992

Net Sketched Area:	2,623			Total:	312,244
Size Ad	1438	Gross Area	3091	FinArea	1594

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0007-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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